

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Special Meeting

### DATE AND LOCATION

December 20, 2011 – Board Office

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

Present:

Harold Brantley, Chair  
Sam E. Blackburn, Vice Chair  
Dorsey Hall, Board Member  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director  
Angie Thomas, Staff Assistant  
Ravon Radmard, Executive Secretary  
James Grawe, Board Counsel

Chair, Harold Brantley opened the meeting.

### MINUTES

Motion by Dorsey Hall, second by Sam Blackburn and the Board approved the December 1, 2011 Special Meeting Minutes and the November 17, 2011 minutes with a change to reflect the exact number of times Ms. Pearl Crum has failed the exam. Roll call – Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## EDUCATION

Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board voted to approve the following course for fiscal year 2011-2012. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Larry McMillen Appraisal
  - (a) 2012-2013 National USPAP Update – 7 hours CE

Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following courses for fiscal year 2011-2012. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (2) McKissock, L.P.
  - (a) 2012-2013 National USPAP Course – 15 hours Online QE
  - (b) Introduction to Expert Witness Testimony – 7 hours classroom CE
  - (c) Introduction to Regression Analysis for Appraisers – 4 hours classroom CE

## CERTIFICATION/LICENSURE

- A. Approval – Appraisers – Motion by Dorsey Hall, second by Sam Blackburn and the Board voted to approve the following certification list of appraisers. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
  - Rebecca L. Andrews – Associate
  - James W. Burt – Certified General (OH)
  - Michael D. Cox – Associate
  - Jeffrey Scott Leamon – Certified General (TN)
  - R. Ryan McDonald – Certified General (MO)
  - Adam R. Moody – Certified Residential (GA)
  - John Reffett – Associate
  - Lynn M. Schaefer – Certified Residential
  - James J. Sinclair – Certified Residential (OH)
  - Jesse St. Clair Studley – Certified General (ME)
  - Jake E. Tidmore - Associate
- B. Approval – AMC Companies - Motion by Sam Blackburn, second by Dorsey Hall and the Board voted to approve the following Appraisal Management Company list. Roll Call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
  - Class Appraisal Inc. - #29
  - LenderVend, LLC - #30

- Midwest Appraisal Management Group, Inc. - #31
- National Real Estate Information Services - #32
- Nationwide Appraisal Network, LLC - #33
- Pro-Tech Services Td. - #34
- Speedy Title & Appraisal Review Services, LLC - #35
- United States Appraisals, LLC - #36
- Title Source/TSI Appraisal - #37

C. Appraisal Management Services, LLC – Steve Houston, VP – Has previous convictions  
 Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve  
 the application for Appraisal Management Company. Roll Call - Sam Blackburn –  
 Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

## COMPLAINT

A. The Board reviewed the Case Flow Summary Chart and the staff reported 34 cases have  
 been filed in 2011.

### B. Cases

- (1) Case 10- 51 – Motion by Dorsey Hall, second by Sam Blackburn and the Board  
 unanimously voted to dismiss the case with an agreement to complete a 7 hour  
 Report Writing class by July 1, 2012. Roll call - Sam Blackburn – Yes; Dorsey  
 Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (2) Case 10-54 – Motion by Dorsey Hall, second by Sam Blackburn and the Board  
 unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes;  
 Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (3) Case 10-55, 10-56, 10-57 – Motion by Dorsey Hall, second by Sam Blackburn  
 and the Board unanimously voted to dismiss the case with an agreement to  
 complete a 7 hour Report Writing class by July 1, 2012. Roll call - Sam  
 Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy  
 Mayfield – Yes
- (4) Case 10-58 – Motion by Dorsey Hall, second by Sam Blackburn and the Board  
 unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes;  
 Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (5) Case 10-59 – Motion by Dorsey Hall, second by Sam Blackburn and the Board  
 unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes;  
 Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (6) Case 10-60 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case with an agreement to complete a 7 hour Report Writing class by July 1, 2012. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (7) Case 10-62 - Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case with an agreement to complete a 7 hour Report Writing or Market Analysis/Highest & Best Use class by July 1, 2012. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (8) Case 10-63 - Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (9) Case 11-01 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (10) Case 11-04 - Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (11) Case 11-06 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case with an agreement to complete a 7 hour Report Writing class by July 1, 2012. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (12) Case 11-07 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case with an agreement to complete a 7 hour Report Writing class by July 1, 2012. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (13) Case 11-12 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (14) Case 11-14 - Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case with an agreement to complete a 7 hour Report Writing class by July 1, 2012. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

- (15) Case 11-19 – Motion by Dorsey Hall, second by Sam Blackburn and the Board unanimously voted to dismiss the case with an agreement to complete a 7 hour appraisal class by July 1, 2012. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

## MISCELLANEOUS

The Board reviewed the following information

- (1) Budget ending November 30, 2011
  - Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously voted to approve the budget ending November 30, 2011. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (2) AMC Regulations
  - 201 KAR 30:310 – Fees for registration of appraisal management companies.
  - 201 KAR 30:320 – Surety Bond
  - 201 KAR 30:330 – Application for Registration
  - 201 KAR 30:360 - Operation of an appraisal management company.
  - 201 KAR 30:375 – Fees Paid to Appraisers
    - Motion by Dorsey Hall, second by Sam Blackburn and the Board agreed to delete section 4 (a) and (b) due to the recommendation of the LRC review staff that the subsection be deleted because it appears to be in violation of both statutory and constitutional provisions. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
  - Motion by Sam Blackburn, second by Dorsey Hall and the Board reviewed other written and oral comments and determined to move forward with regulation as written. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- (3) Appraisal Institute President Letter concerning APB Exposure Draft
- (4) Appraisal Institute Comment on APB Exposure Draft Adjusting Comparable Sales for Seller Concessions
- (5) Appraisal Institute Comment on APE Exposure Draft Residential Appraising in a Declining Market
- (6) The Appraisal Foundation Response to Dec 8 NAHB Release on Flawed Appraisals

(7) January Board Meeting – January 19, 2012 – Holiday Inn University Plaza, Bowling Green, KY at 1:00 p.m. CST

(8) Discussion of 201 KAR 30:040 “USPAP Revision”

- Motion by Dorsey Hall, second by Kathy Mayfield and the Board agreed to revise regulation to amend the current USPAP Update to the current 2012-2013 edition. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes

### CHAIRMAN DISCUSSION

Chairman, Harold Brantley stated that Board Member G. Herbert Pritchett was not representing the Board at an Appraisal Institute Meeting but as a member of the Appraisal Institute and that he charged the day to the KREAB. Chairman Brantley said he approached Mr. Pritchett on two occasions concerning reimbursement to the Board for the day charged and Mr. Pritchett said he would send the reimbursement to the office. As of the date, payment has not been received.

Mr. Pritchett stated to the Board that at the beginning of his term, he was advised by the Executive Director, Larry Disney, it was appropriate for a Board member to turn in a day for reimbursement if that day was spent on board business. Mr. Pritchett stated he was invited as a Board Member to speak at the Appraisal Institute meeting on board issues and that he had spent the entire day driving to and from Louisville and giving the speech.

After some discussion, a motion was made by Dorsey Hall, second by Sam Blackburn and passed that although Mr. Pritchett submitted the day for payment in good faith he shall reimburse the Board with no guilt associated with that reimbursement. Roll call - Sam Blackburn – Yes; Dorsey Hall – Yes; G. Herbert Pritchett – Abstain; Kathy Mayfield – Yes

The Board agreed to bring matters for Board approval before a speaking engagement.

Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board unanimously agreed to adjourn the meeting.



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Chair



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Staff Assistant